

005.A

0001

0072.1

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
556,600 / 556,600  
556,600 / 556,600  
556,600 / 556,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
70-72		LAKE ST, ARLINGTON

## OWNERSHIP

Owner 1:	DIAMOND RONALD & PATRICIA M	Unit #:	72
Owner 2:			
Owner 3:			

Street 1: 72 LAKE ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DIAMOND RONALD &amp; PATRICIA -

Owner 2: DIAMOND ALLEN -

Street 1: 70 LAKE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1226 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7827												G8	1.			

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	553,300	3,300		556,600		
							281161
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

PREVIOUS ASSESSMENT								Parcel ID	005.A-0001-0072.1	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	545,000	3300	.		548,300	548,300	Year End Roll	12/18/2019
2019	102	FV	546,700	3300	.		550,000	550,000	Year End Roll	1/3/2019
2018	102	FV	483,000	3300	.		486,300	486,300	Year End Roll	12/20/2017
2017	102	FV	439,800	3300	.		443,100	443,100	Year End Roll	1/3/2017
2016	102	FV	334,300	3300	.		337,600	337,600	Year End	1/4/2016
2015	102	FV	308,600	3300	.		311,900	311,900	Year End Roll	12/11/2014
2014	102	FV	294,400	3300	.		297,700	297,700	Year End Roll	12/16/2013
2013	102	FV	294,400	3300	.		297,700	297,700		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DIAMOND RONALD	46988-509		2/17/2006		99 No No

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/7/2018									6/7/2018	Measured	DGM	D Mann											
3/19/2007									3/19/2007	External Ins	BR	B Rossignol											

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

2021



## USER DEFINED

Prior Id # 1:	4596
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
12/11/20	05:04:39
Last Rev Date:	
Last Rev Time:	
01/28/20	15:50:21
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: RED				A Kits:	Rating:														
View / Desir:				Fpl:	Rating:														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1924	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor															
Const Mod:				% Own: 50.000000000															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	3	1								
Sec Int Wall:		%		Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:		%		Total:	18.6 %														
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ: 394.228															
Int vs Ext: S				Other Features: 60500															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.25000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 679780															
% Com Wall		% Sprinkled:		Depreciation: 126439															
				Depreciated Total: 553341															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val											
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 005.A-0001-0072.1												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	120X10	A	AV	1924		27.50	T	40	102			3,300		3,300		
More: N	Total Yard Items:	3,300		Total Special Features:					Total:	3,300		<b>AssessPro Patriot Properties, Inc</b>							